



Instinct Guides You



## Wedgewood Road, Weymouth £1,450 PCM

- LONG TERM LET
- Parking & Garage
- Three Double Bedrooms
- Two Receptions
- Council Tax - D
- AVAILABLE NOW
- Close To Amenities
- Garden
- Pets Considered
- EPC - D

**Submit Your  
Application  
Today...**

Head to [www.wilsontominey.co.uk](http://www.wilsontominey.co.uk)  
to complete our application form

**Complete Our Application Form**

All applications will be shortlisted for viewings. Once shortlisted, Wilson Tominey aims to be in contact within 7 working days.

WilsonTominey  
PROPERTY & COASTLINE



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Wilson Tominey offer a modern THREE DOUBLE BEDROOM townhouse with local shops nearby and an easy walk into the town.

Accommodation with double glazing and central heating is arranged over three floors with cloakroom, two receptions and kitchen on the ground, two double bedrooms and bathroom on the first and master bedroom en-suite on the second. Outside parking, garage and gardens.

EPC - D

Council Tax - D

## Room Dimensions

Door into:-

Entrance Hall

Radiator. Stairs rise to first floor. Doors to :-

Lounge

Front aspect double glazed window. Radiator. Coved Ceiling. Storage Cupboards. Television Point. Sky point. Alarm Sensor. Door to :-

Dining Room

Coved Ceiling. Radiator. Alarm Sensor. Double glazed doors to garden. Archway to kitchen. Door to :-

Cloakroom

Comprising close coupled WC. Pedestal wash hand basin Complementary tiling. Radiators.

Kitchen 10'0" x 8'3" (3.05 x 2.51)

Fitted wall and base units with roll edge work surfaces and complementary tiling above with inset 1 ½ bowl sink and drainer. Integrated fridge freezer and dish washer. Plumbing and space for washing machine. Built in twin oven. Inset gas hob with extractor over. Rear aspect double gazed window. Tiled floor. Television point. Downlighting. Pelmet lighting.

First Floor Landing

Rear aspect double glazed window. Coved ceiling. Smoke alarm. Airing cupboard housing hot water tank. Radiators. Stairs rise to second floor. Doors to :-

Bedroom Two 10'11" x 9'9" (3.33 x 2.97)

Rear aspect double glazed window. Fitted 'His and Hers' wardrobes. Radiator. Coved ceiling.

Bedroom Three 11'3" x 9'9" (3.43 x 2.97)

Front aspect double glazed window. Radiator. Coved ceiling.

Bathroom

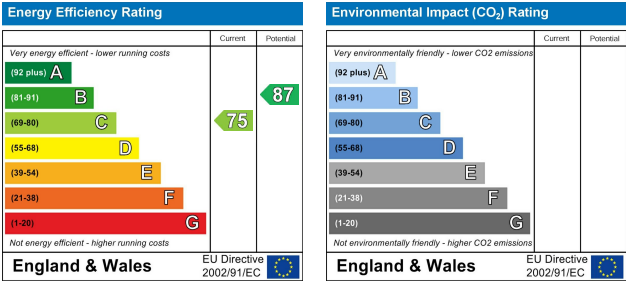
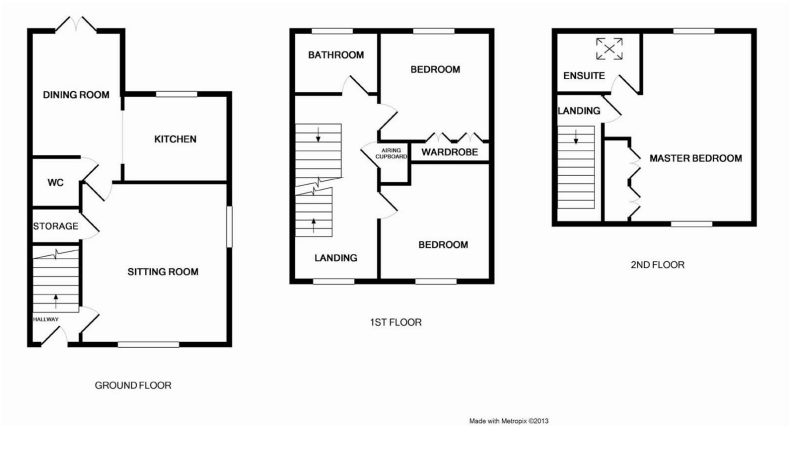
Suite comprises panelled bath with shower attachment over. Pedestal wash hand basin . Close coupled WC. Shaver point. Part tiled walls. Downlighting. Extractor fan. Rear aspect double glazed window. Radiator.

Second Floor Landing

Coved ceiling. Door to :-

Master Bedroom 18'7" x 12'9" (5.66 x 3.89)

Front and rear aspect double glazed dorma windows. Built in wardrobes and storage. Radiators. Coved ceiling. Television point. Coved ceiling. Door to :-



Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.